

Domino's BR

TACO BELL

H&R

CHASE

SALLYBEAUTY

SOUTHGATE PLAZA SACRAMENTO, CA



MARKET COMING SOON! DRESS FOR LESS



OPTICAL

T Mobile



PROPERTY INFORMATION

- Located at one of Sacramento's busiest intersections (Florin Road - 39,187 ADT and Franklin Blvd - 28,474 ADT), Southgate Plaza is ideally located to capture the dense surrounding residential population and serves as a regional draw due to it's direct access to Highway 99
- Anchor spaces as well as shop space are immediately available



SITE PLAN



BLDG/STE	TENANT	±SF
А	99 Ranch Market	65,765
В	Ross Dress for Less	27,300
С	Skechers	11,250
D1	Possible Sublease Available	52,257
D2	DD's Discounts	23,330
D3	UEI	38,002
D4A	Five Below (Coming Soon)	10,658
D4B	AVAILABLE	7,631
E1	WSS Shoes	9,900
E2	AVAILABLE	16,350
PAD A	Starbucks	2,200
PAD A	T-Mobile	2,000
PAD B	Stanton Optical	3,202
PAD B	Jersey Mike's	1,220
PAD B	Ono Hawaiian BBQ	1,890

TENANT	±SF
McDonald's	NAP
Taco Bell	4,500
F&M Bank	2,500
Golden 1 Credit Union	3,079
Financial Services	8,400
Tastea	1,698
MetroPCS	1,800
AVAILABLE	1,646
Skip's Fish N Chicken	2,520
Chinese Restaurant	2,600
Jewelry Store	2,609
Sally Beauty	1,284
Flaming Grill Buffet	11,250
Foot Locker	5,684
	McDonald'sTaco BellF&M BankGolden 1 Credit UnionFinancial ServicesTasteaMetroPCSAVAILABLESkip's Fish N ChickenChinese RestaurantJewelry StoreSally BeautyFlaming Grill Buffet

BLDG/STE	TENANT	±SF
14	Clothes 4 Bros	4,050
15	Baskin-Robbins	900
16	H&R Block	2,000
17	Custom Print by Clothes 4 Bros	3,267
18	Cricket Wireless	1,000
19	My Le Beauty Salon	1,000
20	My Le Beauty School	5,300
22	AVAILABLE	2,500
23	Panda Wok	2,012
24	Domino's Pizza	1,468
25	AVAILABLE	1,340
26	Diva Nails Spa	1,027
27	UPS Store	1,400

PROPERTY PHOTOS

- Southgate Plaza offers high exposure to Florin Road and multiple signalized entrances into the project from both Florin Road and Franklin Blvd
- Florin Road is the primary commercial arterial serving the infill South Sacramento market and offer retailers one of the few opportunities to enter this highly impacted trade area

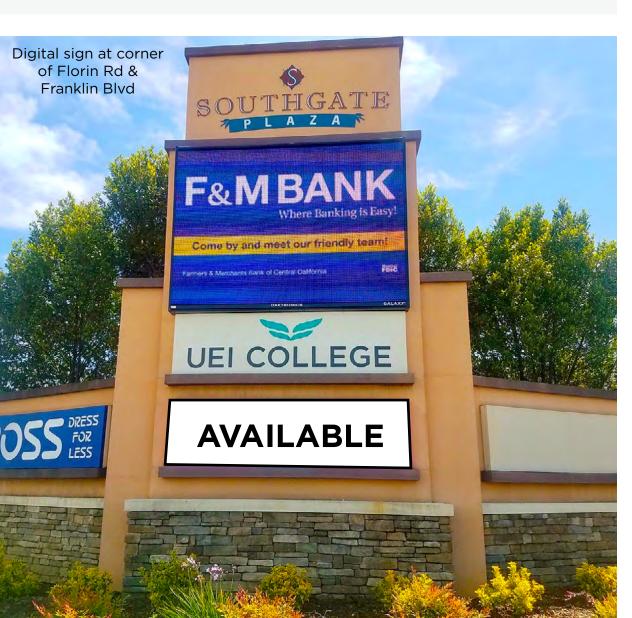






SIGNAGE OPPORTUNITIES

• Southgate Plaza not only offers traditional monument signs on the property, but also digital signage that is viewable from Florin Road and at a traffic signal.





AREA INFO



DEMOGRAPHICS (3 MI.)







OCC. HOUSING UNITS



6



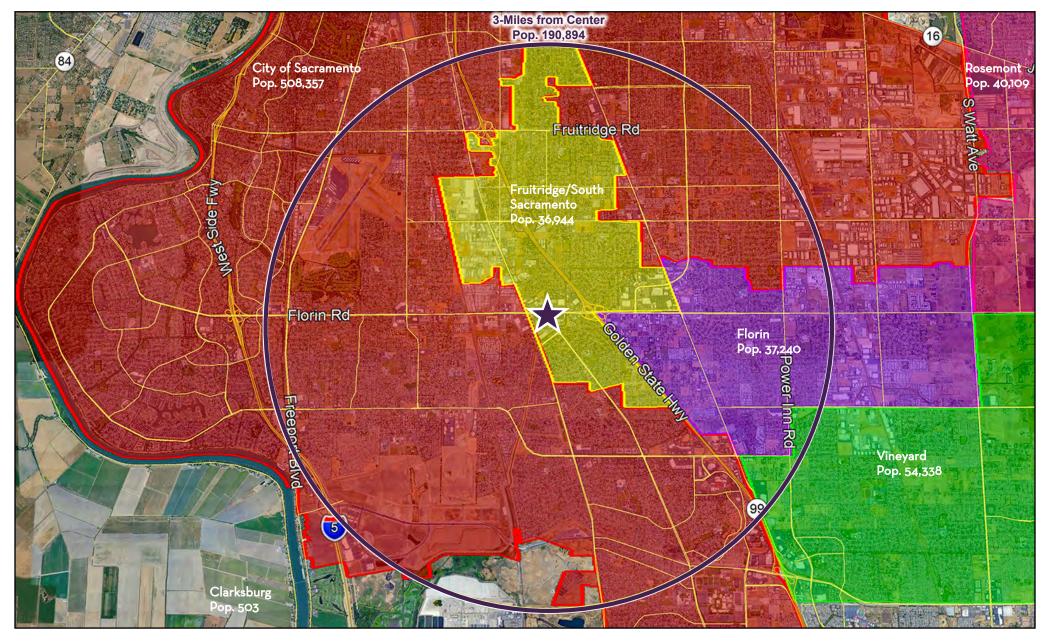




\$59,643 AVG. HOUSEHOLD INCOME



REGION OVERVIEW



SOUTHGATE PLAZA

AERIAL VIEW



SOUTHGATE PLAZA

SEC FLORIN ROAD & FRANKLIN BLVD SACRAMENTO, CA 95823



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